Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

Karen Johnson Davidson County
Batch# 378312 DEEDWARR
03/27/2020 08:38:22 AM 2 pgs
Fees: $13.00 Taxes: $1,672.40

20200327-0033178

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason Aaron Curtis and Krista Sue Curtis	New Owner	172 14 0 018.00
(NAME) 6175 Mount Pisgah Road	(NAME) SAME	
(ADDRESS) Nahville, TN 37211_	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ramazan S. Kuvly, unmarried** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jason Aaron Curtis and Krista Sue Curtis, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Brentwood Hampton, formerly Holt Cove, of record in Instrument No. 20000112-0004271, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ramazan S. Kuvly, by Quitclaim Deed from Nasreen B. Kuvly, of record in Instrument No. 20171013-0105287, in the Register's Office of Davidson County, Tennessee, dated September 12, 2017, and recorded on October 13, 2017.

Being the same property conveyed to Ramazan S. Kuvly and wife, Nasreen B. Kuvly by Warranty Deed from H. Maxine Sullivan, unmarried, of record in Instrument No. 20050719-0083665, in the Register's Office of Davidson County, Tennessee, dated July 15, 2005, and recorded on July 19, 2005.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements

of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is property located at 6175 Mount Pisgah Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of March, 2020.

GRANTOR:

Ramazan S. Kuvly

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ramazan S. Kuvly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20 day of March, 2020.

Notary Public

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

My Commission Expires: 3/8/2022